

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 2, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-36349 – REVIEW OF CONDITION – SITE

DEVELOPMENT PLAN REVIEW – APPLICANT/OWNER: WMC III ASSOCIATES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Condition Number 5 shall be amended to read, “Approval of this site plan is for five years, expiring October 7, 2014, with a Required Review at one year from the final action of this Site Development Plan Review, Review of Condition. The City Council reserves the right to revoke the five-year approval at the one-year period if conditions in the area change such that the temporary structures become incompatible with surrounding development.”
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-4841) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Fire Department

3. All fire protection systems must be kept fully operational and in compliance with City Fire Code. The applicant shall maintain the approved fire access to the site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site currently has 345,670 square feet of temporary exhibit space (tent structures) to store products and displays for the World Market Center. Condition #5 of a previously approved Site Development Plan Review (SDR-4841) limited the approval of this use to five years, expiring on 10/7/09. The applicant is requesting an additional five years to continue using the site for the temporary exhibit space as the economy has slowed the progress of their expansion and that of Symphony Park.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a request for a Rezoning (Z-0100-97) on property located along the east side of Interstate 15 between Charleston Boulevard and Interstate 95 from M (Industrial) to P-D (Planned Development) for a future mixed use project. The Planning Commission recommended approval on 05/28/98.
05/16/01	The City Council approved a request for a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square-foot commercial development and for a waiver of the off-street parking requirements on approximately 36.11 acres at the northwest corner of intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission recommended approval on 03/22/01.
10/06/04	The City Council approved a request for a Site Development Plan Review (SDR-4841) for a 345,670 square-foot temporary exhibit space on 30.2 acres at 495 Grand Central Parkway. The Planning Commission recommended approval on 08/26/04.
05/18/05	The City Council approved a request for a Review of Condition (ROC-6466) of a previously approved Site Development Plan Review (SDR-4841) to allow required landscaping to be installed in phases where an overall landscaping plan was required for an approved 345,670 square-foot exhibit space on 30.2 acres at 495 South Grand Central Parkway.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/17/07	The City council approved a request for a Site Development Plan Review (SDR-23606) for a proposed 2,495,091 square-foot commercial center with a waiver of the Downtown Centennial Plan build-to-line standard to allow a 206-foot front setback and the expansion of an approved parking garage on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive and a 2,306 space temporary parking lot on 18.11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive. The Planning Commission recommended approval on 09/13/07.
03/18/09	The City Council approved a request for a Street Name Change (SNC-32359) from Discovery Drive to Symphony Park Avenue, between Martin L. King Boulevard and Grand Central Parkway. The Planning Commission recommended approval on 02/12/09.
<i>Related Building Permits/Business Licenses</i>	
09/23/05	Building permits (#05006736, #05006737, and #05006738) were issued for permanent electrical for three (3) tent structures at 203, 205, and 207 South Grand Central Parkway. The permits were all finalized on 12/14/05.
Numerous other building permits have been issued and finalized for the tent structures.	
There has not been a business licenses issued for the subject parcels.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	20.68

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Temporary Exhibit Tents	MXU (Mixed Use)	PD (Planned Development)
North	US-95 Freeway and I-15 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Commercial Center and Parking	MXU (Mixed Use)	PD (Planned Development)
East	Undeveloped Land-Proposed Mixed Use Development	MXU (Mixed Use)	PD (Planned Development)
West	I-15 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y

Las Vegas Redevelopment Plan	X		Y
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Downtown Casino Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site currently has three (3) temporary exhibit structures (tents) that total 345,670 square feet. Three building permits (#05006736, #05006737, and #05006738) were issued for permanent electrical work with all receiving approved final inspections on 12/14/05. Condition #5 of a previously approved Site Development Plan Review limited the use of the structures to five years, expiring on 10/7/09. All other conditions of approval of the Site Development Plan Review (SDR-4841) have been met. The applicant is requesting the continued use of the temporary exhibit structures for an additional five years as both the World Market Center and Symphony Park projects have progressed at a slower pace than originally anticipated.

FINDINGS

Development and land use in the surrounding area have changed since the approval of the temporary exhibit structures in 2004 to include the construction of a 17-story building at the northeast corner, and entitlements for a 1,600,000 square-foot, 47-story hotel/non-restricted gaming establishment at the southeast corner of City Parkway and Grand Central Parkway.

Staff finds that the continued use of the tents for the requested timeframe will not negatively impact the continued development in the surrounding areas; therefore, staff recommends approval with a five-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-4841) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 50

APPROVALS 0

